

TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director /
(954) 797-1101

PREPARED BY: Cralo F. Galluccio III, Planner I

SUBJECT: Plat Application, Resolution: P 9-1-07/07-142/Saffie/Generally
located on the southside of 58th Street and 607 feet west of 106th Avenue.

AFFECTED DISTRICT: District 3

ITEM REQUEST: Schedule for Council Meeting

TITLE OF AGENDA ITEM: PLAT - A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A PLAT KNOWN AS "SAFFIE" AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE. P 9-1-07, Saffie, generally located on the southside of 58th Street and 607 feet west of 106th Avenue)

REPORT IN BRIEF:

The applicant's request is to plat the 1.04 gross acre site for the development of a single family home. The plat note restricts the parcel to one single family home. Access to the site is off SW 106th Avenue. The plat indicates easements as required. The underlying land use was recently changed from County Estate to Town of Davie Estate Residential. On November 7, 2007, the Town of Davie adopted Ordinance Number 2007-33 with the intent of changing the Future Land Use designation to Estate Density Residential pursuant to the Davie Comprehensive Plan. Although the proposed plat is consistent with the Comprehensive Plan and with the amendment as adopted by Ordinance Number 2007-33 does not actually take effect until a "Final Order" has been issued by the Florida Department of Community Affairs (DCA) and the Town's Future Land Use Map has been recertified by the Broward County Planning Commission. Although the Final Order from DCA has been issued, the public hearing by the Broward County Planning Commission cannot occur until April 24, 2008 at the earliest. Staff has no reason to expect that the Town's Future Land Use Map will not be recertified but is simply advising that any action regarding the proposed plat be made contingent upon the completion of the recertification process.

The plat can be approved by Davie Town Council, but cannot be recorded until such time that the recertification is approved.

PREVIOUS ACTIONS:

CONCURRENCES:

On February 13, 2008 Vice-chair Stevens made a motion, seconded by Chair Bender, to approve. In a roll call vote, the votes was as follows: Chair Bender-yes; Vice-Chair Stevens-yes; Mr. Busey-yes; Mr. Pignato-absent; Ms. Turin-yes. (Motion carried 4-0)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Attachment(s): Resolution, Planning Report, Plat

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA,
APPROVING A PLAT KNOWN AS THE "SAFFIE" AND
AUTHORIZING THE MAYOR AND TOWN CLERK TO
ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S
SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND
PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as "SAFFIE" was considered by the
Town of Davie Planning and Zoning Board on February 13, 2008;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN
OF DAVIE, FLORIDA:

SECTION 1. The plat known as "Saffie" is hereby approved subject to the
conditions stated on the planning report which is attached hereto as Exhibit "A" and
made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and
the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. Any improvements required to satisfy Traffic Concurrency should
be located within the Town of Davie.

SECTION 4. This Resolution shall take effect immediately upon its passage and
adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2008.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2008.

Exhibit “A”**Application:** P 9-1-07/07-142/Saffie**Original Report Date:** 1/9/08
6, 2008**Revision(s):** February**Phone:** (954) 260-8700**Phone:** (954) 572-1777

Background Information

Application Request: Approval of the plat known as “Saffie”

Address: 10750 Southwest 58th Street

Location: Generally located on the southside of Southwest 58th Street, 607 feet west of Southwest 106th Avenue.

Future Land Use Plan Map: Estate Residential

Existing Zoning(s): A-1, (County) Zoning District

Proposed Zoning(s): A-1, Agricultural Zoning District

Existing Use(s): Vacant Lot

Gross/Net Parcel Size: 1.04 acres (45,307 sq. ft.) / 0.83 acres (36,344 sq. ft.)

Proposed Use(s): Single Family Home

Proposed Density: 1 Dwelling/Acre

Surrounding Use(s):**Surrounding Land
Use Plan Map****Designation(s):**

North: A-1, (County) District
South: A-1, (County) District
East: A-1, (County) District
West: A-1, (County) District

Related zoning history:**Previous requests on same property:** n/a**Concurrent Request(s) on same property:**

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Article XII Subdivisions and Site Plans.

Land Development Code (Section 12-360(B) (1), (C) platting requirements.

Land Development Code (Section 12-366.1 (A) thru (D) submission requirements for plats.

Land Development Code, Article XII of the Land Development Code, Subdivisions, and Site Plans.

Land Development Code (Section 12-24 (I)(1)), the A-1, Agricultural District is intended to implement Agricultural and residential one (1) unit per acre classification of the Town of Davie Comprehensive Plan and to maintain, protect and encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from existing agricultural uses.

Land Development Code (Section 12-81), Residential, neighborhood conservation and mobile home standards for A-1 district, minimum lot area is 35,000 square feet, minimum frontage is 140 feet, maximum height is 35 feet, and maximum building ratio is 25%.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within the newly annexed area of the town (United Ranches).

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 101.

Applicable Goals, Objectives, & Policies:

Future Land Use Plan, Policy 5-2: The (re)zoning, (re)platting, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Application Details

1. *Site:* The proposed plat consists of 1.04 acres (45,307 sq. ft.) / 0.83 acres (36,344 sq. ft.).
2. *Restrictive Note:* The plat is restricted to one (1) single-family detached unit.
3. *Access:* Access onto the plat is provided through a 30-foot access opening from SW 106th Avenue, located along the northern property line.
4. *Trails:* There are no trails adjacent the subject site.

5. *Easements and Reservation:* The plat is proposing the following easements and reservations:
- 6 foot Southern Bell right-of-way easement on the southern property boundary.
 - 10 foot utility easement along the southern property boundary.
 - 30 foot ingress/egress utility and drainage easement along the northern property boundary.
6. *Drainage:* Approval from Central Broward Drainage District shall be obtained.

Significant Development Review Committee (DRC) Comments

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

Engineering Division:

1. Plat must be signed and sealed by a land surveyor registered in the State of Florida.
2. Provide roadway improvements along SW 58th Avenue in conformance with minimum Town of Davie Engineering standards or existing non-conformance access way shall be in compliance with the Town Code Ordinance 2007-028, land development code section 12-292 (D).
3. Complete the mortgage approval and acknowledgement on the proposed plat.
4. Provide certificate of ownership showing title and encumbrances.
5. Provide a minimum of two (2) benchmarks with elevations.
6. Applicant will be required to conform to the Town of Davie non-conforming access way ordinance in conjunction with building permit.

Staff Analysis

Staff finds that the proposed plat is consistent with the Comprehensive Plan Land Development Code, subject to the completion of the recertification process with respect to Town of Davie Ordinance number The proposed use can be considered compatible with the surrounding one-acre single-family homes to the north, south, east, and west.

Planning and Zoning Board Recommendation

Town Council Action

File Location: P&Z\Development Applications\Applications\P_Plat\P_07\P97-1-07 Saffie

Exhibit 1 (Future Land Use Plan Map)



Exhibit 2 (Aerial, Zoning, and Subject Map)



